

# Public Notice

U.S. Army Corps of Engineers, Norfolk District

July 15, 2005

CENAO-TS-REG  
05-V1467

## FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

### APPLICANT

Reynolds Holdings, LLC  
6603 West Broad Street, Suite 100  
Richmond, Virginia 23230

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site is located in the southwest corner of the intersection of I-64 and Broad Street, and in Henrico County, Virginia. The site is approximately 88 acres and drains into Upham Brook, a tributary to the Chickahominy River, which drains into the James River.

PROPOSED WORK AND PURPOSE: The applicant proposed to permanently impact 2.55 acres of forested wetlands and 3,535 linear feet of stream channel for the general purpose of constructing a commercial and business development to be known as "Reynolds Crossing" and for the specific purpose of constructing buildings, parking, roads, and a stormwater pond. The project will also entail upgrading sections of Glenside Drive and Broad Street. To mitigate for the proposed impacts, the applicant proposes to purchase mitigation credits from an available mitigation bank and to make a monetary contribution to the Virginia Aquatic Resources Trust Fund.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the

people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the individual and cumulative impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected, and (3) according to the Virginia Department of Historic Resources' database, the architectural site 043-0242, which has been recommended eligible for listing in the National Register of Historic Places, occurs on site. Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: [elirons@deq.state.va.us](mailto:elirons@deq.state.va.us).

**COMMENT PERIOD:** Comments on this project should be made in writing, addressed to the Corps of Engineers, Richmond Field Office (ATTN: CENAO-TS-G), 9100 Arboretum Parkway, Suite 235, Richmond, Virginia 23236, and should be received by the close of business **on August 15, 2005**.

If you have any questions about this project or the permit process, please call:

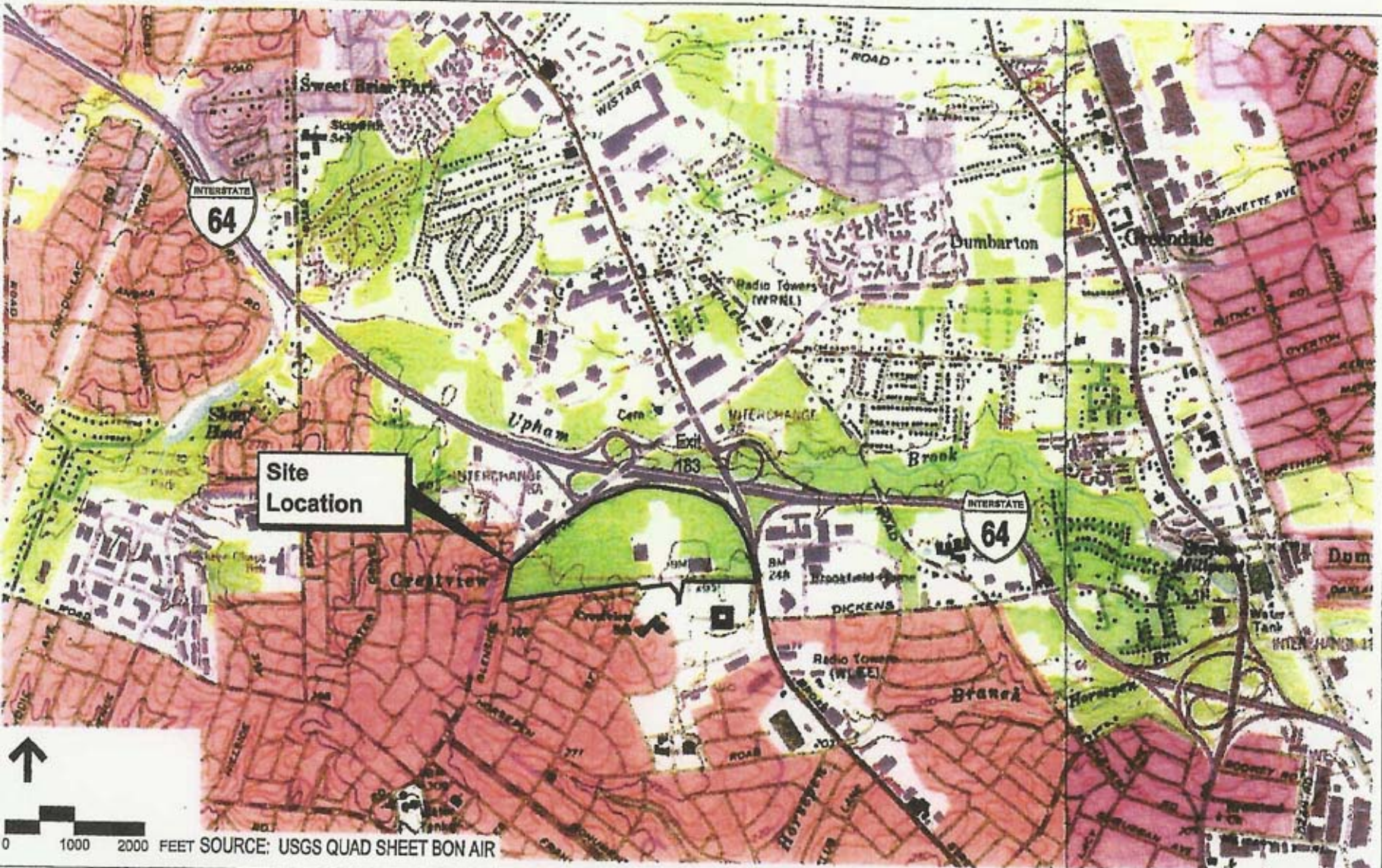
Silvia Gazzera  
(804) 323-3780  
[silvia.b.gazzera@usace.army.mil](mailto:silvia.b.gazzera@usace.army.mil)

FOR THE DISTRICT ENGINEER:

Lynette R. Rhodes  
Chief, Southern Virginia  
Regulatory Section

Attachments: [USGS map](#), [Site Map-1](#), [Site Map-2](#), [Overall Site](#).





DATUM: NAVD 88

# **REYNOLDS CROSSING-COMMERCIAL DEVELOPMENT PROJECT**

(RETAIL & OFFICE COMPLEX, PARKING, ROAD WIDENING AND STORMWATER MANAGEMENT)

## **U.S.G.S. LOCATION MAP**

AT: UNNAMED TRIBUTARY  
IN: HENRICO COUNTY, VIRGINIA

PURPOSE:  
COMMERCIAL DEVELOPMENT

APPLICATION BY:  
REYNOLDS HOLDINGS,  
L.L.C.

DATE: MAY, 2005

SHEET 1 OF 10





# REYNOLDS CROSSING-COMMERCIAL DEVELOPMENT PROJECT (RETAIL & OFFICE COMPLEX, PARKING, ROAD WIDENING AND STORMWATER MANAGEMENT)

APPLICATION BY:  
REYNOLDS HOLDINGS,  
L.L.C.

DATE: MAY, 2005

SHEET 3 OF 10

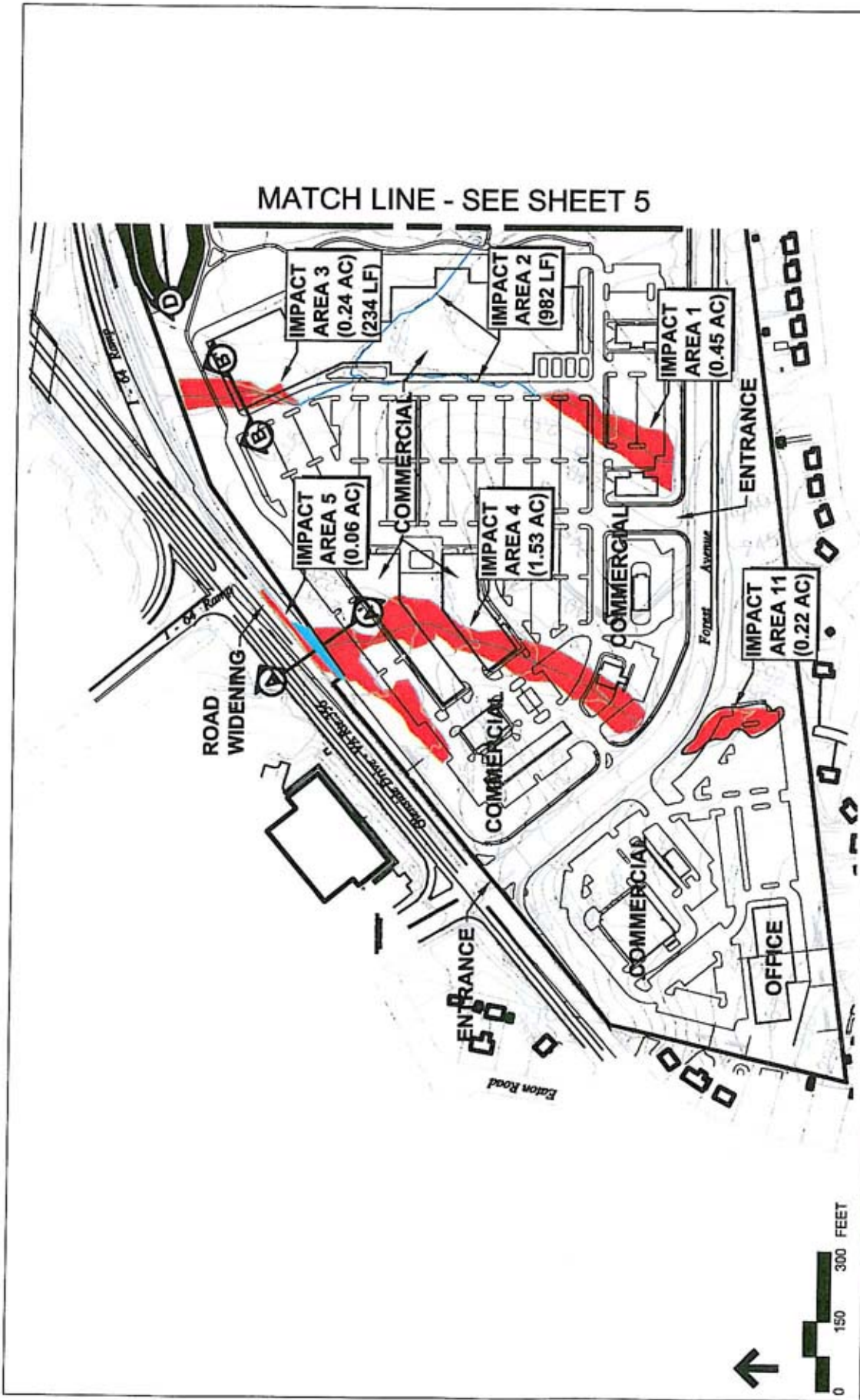
## INDEX SHEET

AT: UNNAMED TRIBUTARY  
IN: HENRICO COUNTY, VIRGINIA

PURPOSE:

COMMERCIAL DEVELOPMENT

DATUM: NAVD 88



# **REYNOLDS CROSSING-COMMERCIAL DEVELOPMENT PROJECT** (RETAIL & OFFICE COMPLEX, PARKING, ROAD WIDENING AND STORMWATER MANAGEMENT)

APPLICATION BY:  
 REYNOLDS HOLDINGS,  
 L.L.C.

DATE: MAY, 2005  
 SHEET 4 OF 10

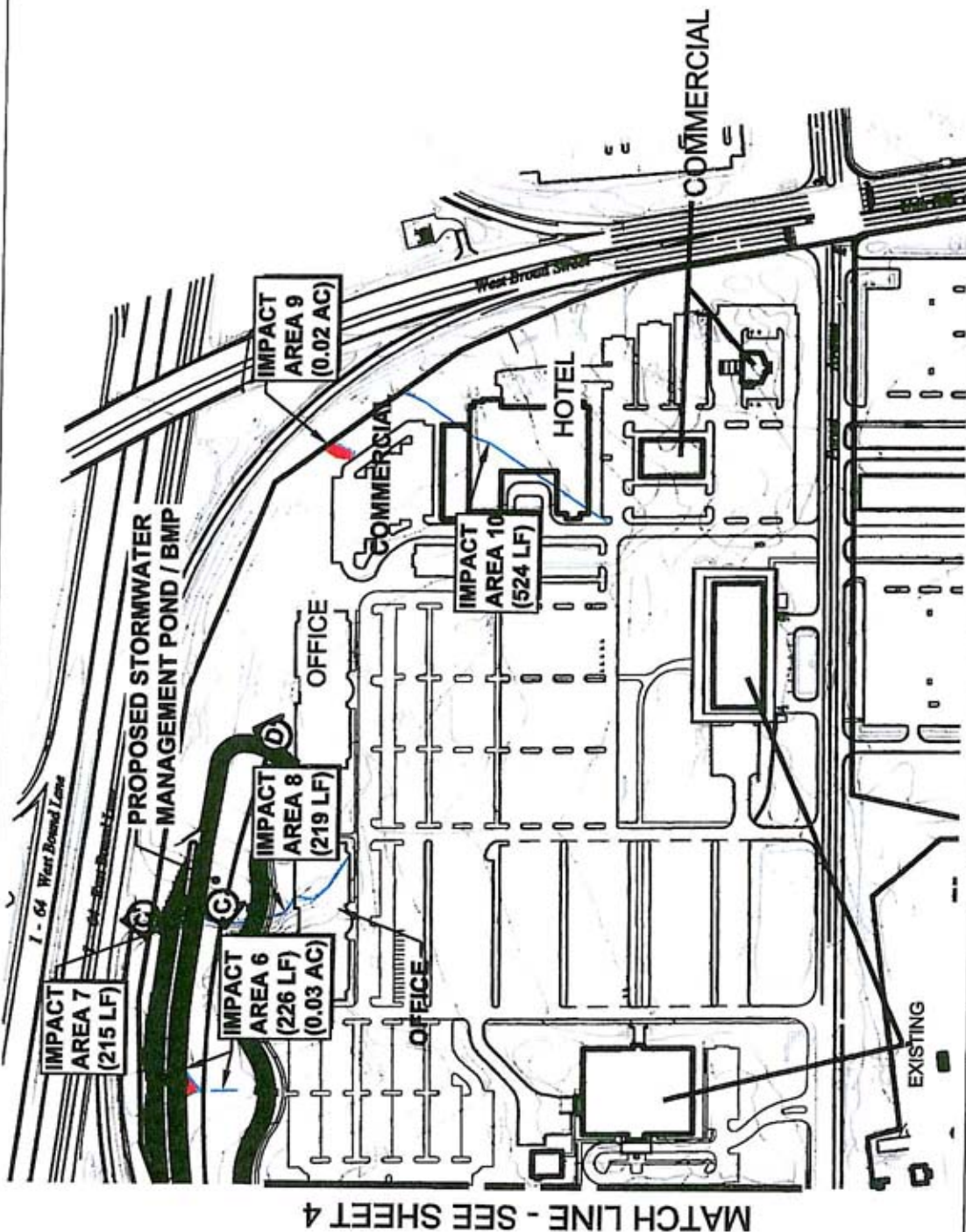
## **PROPOSED PLAN**

PURPOSE:  
 COMMERCIAL DEVELOPMENT

AT: UNNAMED TRIBUTARY  
 IN: HENRICO COUNTY, VIRGINIA

DATUM: NAVD 88





**REYNOLDS CROSSING-COMMERCIAL DEVELOPMENT PROJECT**  
(RETAIL & OFFICE COMPLEX, PARKING, ROAD WIDENING AND STORMWATER MANAGEMENT)

APPLICATION BY:  
REYNOLDS HOLDINGS,  
L.L.C.

AT: UNNAMED TRIBUTARY  
IN: HENRICO COUNTY, VIRGINIA

PURPOSE:  
COMMERCIAL DEVELOPMENT

**PROPOSED PLAN**

DATE: MAY, 2005  
SHEET 5 OF 10

DATUM: NAVD 88